

177.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

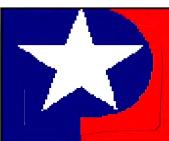
859,400 / 859,400

USE VALUE:

859,400 / 859,400

ASSESSED:

859,400 / 859,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
177		SYLVIA ST, ARLINGTON

Legal Description		User Acct
		119348
GIS Ref		
GIS Ref		
Insp Date		07/20/18
07/20/18		

OWNERSHIP

Unit #:

Owner 1: LOVETT CHARLES J	
Owner 2: LOVETT JENNIFER O	
Owner 3:	
Street 1: 177 SYLVIA STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER	
Owner 1: LOVETT CHARLES J -	
Owner 2: -	
Street 1: 177 SYLVIA STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2095 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Street
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6130	Sq. Ft.	Site			0	70.	0.99	6									422,732						422,700	

PREVIOUS ASSESSMENT		Parcel ID		177.0-0002-0005.0		USER DEFINED	
Tax Yr		Use		Cat		Bldg Value	
2022		101		FV		436,700	
2021		101		FV		424,000	
2020		101		FV		424,000	
2019		101		FV		316,700	
2018		101		FV		313,100	
2017		101		FV		313,100	
2016		101		FV		305,700	
2015		101		FV		29,940	
2022		101		FV		422,700	
2021		101		FV		422,700	
2020		101		FV		422,700	
2019		101		FV		416,700	
2018		101		FV		320,100	
2017		101		FV		302,000	
2016		101		FV		277,800	
2015		101		FV		259,700	
2022		101		FV		859,400	
2021		101		FV		846,700	
2020		101		FV		846,700	
2019		101		FV		733,400	
2018		101		FV		633,200	
2017		101		FV		615,100	
2016		101		FV		590,900	
2015		101		FV		565,400	
2022		101		FV		859,400	
2021		101		FV		846,700	
2020		101		FV		846,700	
2019		101		FV		733,400	
2018		101		FV		633,200	
2017		101		FV		615,100	
2016		101		FV		590,900	
2015		101		FV		565,400	
2022		101		FV		859,400	
2021		101		FV		846,700	
2020		101		FV		846,700	
2019		101		FV		733,400	
2018		101		FV		633,200	
2017		101		FV		615,100	
2016		101		FV		590,900	
2015		101		FV		565,400	
2022		101		FV		859,400	
2021		101		FV		846,700	
2020		101		FV		846,700	
2019		101		FV		733,400	
2018		101		FV		633,200	
2017		101		FV		615,100	
2016		101		FV		590,900	
2015		101		FV		565,400	
2022		101		FV		859,400	
2021		101		FV		846,700	
2020		101		FV		846,700	
2019		101		FV		733,400	
2018		101		FV		633,200	
2017		101		FV		615,100	
2016		101		FV		590,900	
2015		101		FV		565,400	
2022		101		FV		859,400	
2021		101		FV		846,700	
2020		101		FV		846,700	
2019		101		FV		733,400	
2018		101		FV		633,2	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																											
Type: 6	Colonial			Full Bath: 1	Rating: Good			OF=OUTDOOR SINK IN PATIO AREA.																															
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath: 1	Rating: Good																																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																																		
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																																		
Sec Wall: 8	- Brick Veneer	5%		OthrFix: 1	Rating: Average																																		
Roof Struct: 1	- Gable			OTHER FEATURES																																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																															
Color: GREEN W/ RED BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																			
View / Desir:				Fpl: 1	Rating: Good			Other																															
GENERAL INFORMATION				WSFlue:	Rating:			Upper																															
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																															
Year Blt: 1959	Eff Yr Blt:			Location:				Lvl 1																															
Alt LUC:		Alt %:		Total Units:				Lower																															
Jurisdct: G12		Fact: .		Floor:				Totals	RMS: 8	BRs: 4	Baths: 1	HB: 1																											
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																											
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	8	4	M																											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions: 2001																															
Prim Int Wal	2	- Plaster		Functional:		%		Kitchen:																															
Sec Int Wall:		%		Economic:		%		Baths:																															
Partition: T	- Typical			Special:		%		Plumbing:																															
Prim Floors: 3	- Hardwood			Override:		%		Electric:																															
Sec Floors:		%		Total:	18.6	%		Heating:																															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	8	4																												
Subfloor:				Basic \$ / SQ: 130.00																																			
Bsmnt Gar: 1				Size Adj.: 1.15119326				COMPARABLE SALES																															
Electric: 3	- Typical			Const Adj.: 1.00139987				Rate	Parcel ID	Typ	Date	Sale Price																											
Insulation: 2	- Typical			Adj \$ / SQ: 149.865																																			
Int vs Ext: S				Other Features: 112007																																			
Heat Fuel: 1	- Oil			Grade Factor: 1.10																																			
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																																			
# Heat Sys: 1				NBHD Mod:																																			
% Heated: 100	% AC: 100			LUC Factor: 1.00																																			
Solar HW: Yes	Central Vac: NO			Adj Total: 536520																																			
% Com Wal	% Sprinkled			Depreciation: 99793																																			
				Depreciated Total: 436727																																			
MOBILE HOME				Make:																																			
SPEC FEATURES/YARD ITEMS				Model:																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																					
PARCEL ID 177.0-0002-0005.0																																							
More: N				Total Yard Items:				Total Special Features:				Total:																											
IMAGE																								AssessPro Patriot Properties, Inc															